

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
QUEVILLON BRUCE TT			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
QUEVILLON RLTY TR			0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	631,300	631,300	
80 NORTH ST									RES LAND	0101	350,000	350,000	
SUPPLEMENTAL DATA									RESIDNTL	0101	79,300	79,300	
DUXBURY MA 02332	Alt Prcl ID					Cyclical	3		61A LAND	0712	50,400	3,800	
	Scnd Home					Exemption	22		61A LAND	0717	42,000	200	
	Tax Class	T				W			61A LAND	0720	48,000	200	
	Tot Fin Area	2914				District							
	Total Acres	8.638				Res Exem							
	Chapter Lan												
	GIS ID	F_861310_2858609				Assoc Pid#							
										Total	1,201,000	1,064,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
QUEVILLON BRUCE TT	28338	0098	06-01-2004	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0101	550,000	2022	0101	460,500	2021	0101	442,200
									0101	364,000		0101	300,000		0101	250,000
									0101	53,200		0101	53,200		0101	53,200
									0712	3,500		0712	3,200		0712	2,900
									0717	300		0717	300		0717	300
								Total		971,100	Total		817,200	Total		748,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	22	22 VETERAN	400.00															
			Total					400.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0050																	
NOTES																	
										Appraised Bldg. Value (Card)	631,300						
										Appraised Xf (B) Value (Bldg)	0						
										Appraised Ob (B) Value (Bldg)	79,300						
										Appraised Land Value (Bldg)	490,400						
										Special Land Value	4,200						
										Total Appraised Parcel Value	1,201,000						
										Valuation Method	C						
										Total Appraised Parcel Value	1,201,000						

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-12	05-09-2023	MN	Maintenance	15,870		100	05-09-2023	STRIP & REROOF PART OF BA		01-01-2018	AO	3		99	Vacant Land
QPO-20-19	12-30-2020	MN	Maintenance	14,745		100		13 Sq Strip and Re-roof		04-12-2013	VGS			20	Field Review
11815	02-15-1991	NC	New Construct	195,000	01-01-1994	100		ADD GAR DECKS		09-13-2007	BSB			01	Measure - No Entry

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value	
1	0712	Tr Crp Veg	PD	Residual	3.000	AC	35,000.00	0.48000	5	1.00	0050	1.000	1/1/2016 TO 12/31/2025			1.0000	0.39	50,400
1	0717	Prod Wood	PD	Residual	2.000	AC	35,000.00	0.60000	5	1.00	0050	1.000				1.0000	0.48	42,000
1	0720	Nonproductive	PD	Residual	2.720	AC	35,000.00	0.50470	5	1.00	0050	1.000				1.0000	0.41	48,000
Total Card Land Units					7.72	AC	Parcel Total Land Area			8.64	Total Land Value					140,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id	C	Owne					
Exterior Wall 1				B	S					
Exterior Wall 2			Adjust Type	Code	Description					
Roof Structure			Condo Flr		Factor%					
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2					0					
Interior Floor 1			Net Other Adj		45,220					
Interior Floor 2			Replace Cost		0					
Heat Fuel			Year Built		0					
Heat Type			Effective Year Built		0					
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %		0					
Extra Fixtures			Functional Obsol							
Total Rooms			External Obsol							
Bath Style			Trend Factor		1.000					
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good		89					
Extra Openings			Cns Sect Rcnld		0					
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

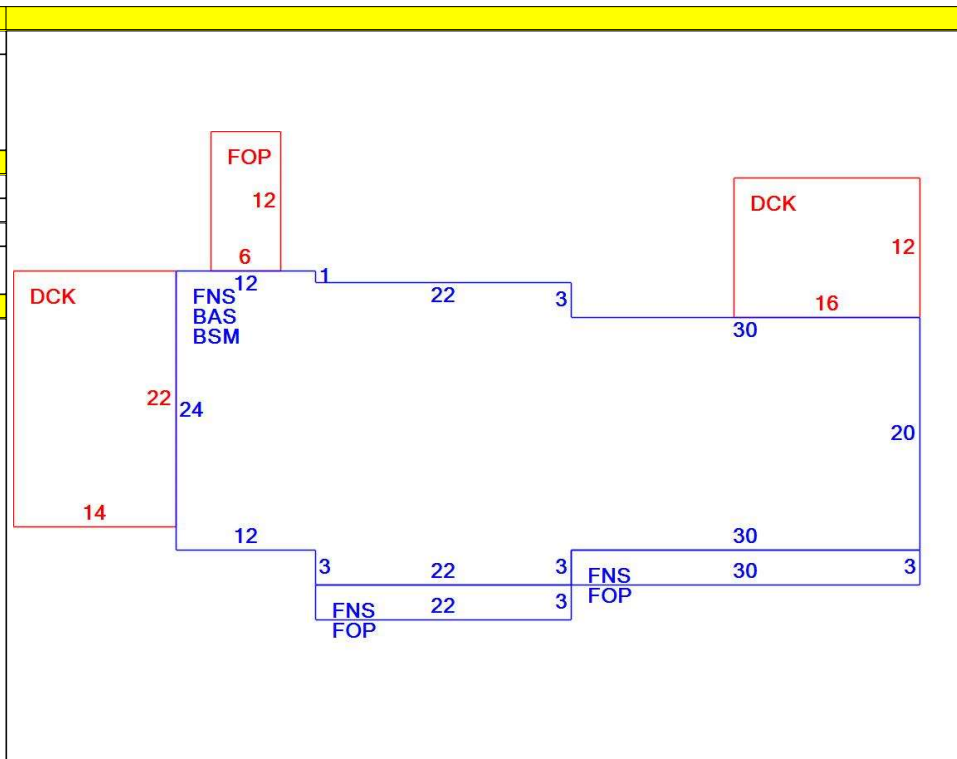
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA								
QUEVILLON BRUCE TT		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed						
QUEVILLON RLTY TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	631,300	631,300							
80 NORTH ST				0	Medium			RES LAND	0101	350,000	350,000							
		SUPPLEMENTAL DATA							RESIDNTL	0101	79,300	79,300						
		Alt Prcl ID		Cyclical		3		61A LAND	0712	50,400	3,800							
		Scnd Home		Exemption		22		61A LAND	0717	42,000	200							
DUXBURY	MA	Tax Class T		W				61A LAND	0720	48,000	200							
	02332	Tot Fin Area 2914		District														
		Total Acres 8.638		Res Exem														
		Chapter Lan		Assoc Pid#														
		GIS ID F_861310_2858609						Total		1,201,000	1,064,800							
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									0101	364,000		0101	300,000					
									0101	53,200		0101	53,200					
									0712	3,500		0712	3,200					
									0717	300		0717	300					
								Total		971,100	Total		817,200					
								Total			Total		748,600					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	22	22 VETERAN	400.00															
		Total	400.00															
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbhd Name		B			Tracing			Batch									
0050																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				VISIT / CHANGE HISTORY						
												Date	Id	Type	Is	Cd	Purpose/Result	
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment		Adj Unit P	Land Value
2	0101	Single Fam		Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000				1.0000		8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					8.64	Total Land Value					350,000	

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1460	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1460				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	746,541
Replace Cost	42,560
Year Built	789,100
Effective Year Built	1991
Depreciation Code	2001
Remodel Rating	A
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnld	631,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	576	21.00	1980	A	70	C	1.00	8,500
SHD1	Shed	L	1,104	21.00	1980	A	70	C	1.00	16,200
BRN3	Barn - 1 St w/L	L	1,476	52.00	1986	A	70	C	1.00	53,700
SHD1	Shed	L	64	21.00	1995	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,460	1,460	1,460	226.91	331,292
BSM	Basement	0	1,460	292	45.38	66,258
DCK	Deck	0	500	50	22.69	11,346
FNS	Finished 90% Story	1,454	1,616	1,454	204.16	329,930
FOP	Open Porch	0	228	34	33.84	7,715
Ttl Gross Liv / Lease Area		2,914	5,264	3,290		746,541



80 NORTH ST

